



City of Canal Winchester

36 South High Street
Canal Winchester, Ohio 43110
Development Department
Phone (614) 837-7501 Fax (614) 837-0145

VARIANCE APPLICATION

rev. 09/24/2013

PROPERTY OWNER

Name CANAL POINTE LLC c/o VIC IRELAN
Address 6233 AVERY ROAD DUBLIN, OHIO 43016
Daytime Phone 614-889-1445 Email VIRELAN@DUBLINBUILDING.COM

APPLICANT

Name DUBLIN BUILDING SYSTEMS c/o CHRISTOPHER JOHN
Address 6233 AVERY ROAD DUBLIN, OHIO 43016
Daytime Phone 614-889-1445 Email CJOHN@DUBLINBUILDING.COM
Address of Subject Property 6355 RUTHERFORD DRIVE
Current Zoning LM Variance Request to Section 1185.03

Requested Variance REDUCE REQUIRED NUMBER OF PARKING SPACES

Attach a legal description and current survey (within 2 years) of the subject property and all supporting materials as required by Section 1147.02(c) (see attachment). Additional information may be required by the Planning and Zoning Administrator or the Planning and Zoning Commission.

I certify that the information provided with this application is correct and accurate to the best of my ability.


SENIOR DESIGNER
Property Owner's or Authorize Agent' Signature

9.13.2018
Date

DO NOT WRITE BELOW THIS LINE

Date Received: / /

Fee: \$
Paid ☐

Historic District: Yes No
Preservation District: Yes No

Date of Action: / /

Application No

Expiration Date: / /

Approved: Yes

 Yes, with conditions

Tracking Number: VA -



Dublin Building Systems

Design • Build • Service

September 12, 2018

City of Canal Winchester
Planning and Zoning Commission
36 S. High Street
Canal Winchester, Ohio 43110

Re: Mill Tech
6355 Rutherford Drive
Canal Winchester, Ohio 43110

Staff:

Nature of the Variances:

Dublin Building Systems is representing Mill Tech in their efforts to obtain a variance to section 1185.03, Schedule of Parking Spaces, to reduce the required number of parking spaces from 84 spaces to 41 spaces.

Justification for the Variance:

- The number of code required parking spaces exceeds the actual Owner required parking spaces.
- The site will accommodate the code required parking spaces, however, the Owner would prefer green space as opposed to hard surface area.
- Granting the variance would not confer any special privilege to this Owner. It would allow the Owner to develop his property in a logical manner.
- Granting the variance would not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare or injurious to private property or public improvements in the vicinity.

Thank you for your consideration in this matter, please call if you have any questions or need any additional information.

Sincerely,
Dublin Building Systems



Christopher P. John
Senior Designer

Mill Tech

Adjoining Property Owners Mailing Addresses

September 11, 2018

1. Stanley E. Smith
10685 Busey Road
Canal Winchester, Ohio 43110
2. Canal Pointe LLC
6233 Avery Road
Dublin, Ohio 43016
3. Village of Canal Winchester
36 S High Street
Canal Winchester, Ohio 43110
4. AK Equity Holdings LLC
8015 Howe Industrial Parkway
Canal Winchester, Ohio 43110

6.123 ACRE TRACT

Situated in the Township of Violet and the City of Canal Winchester, County of Fairfield, State of Ohio; also being a part of the southeast quarter of Section 20, Township 15, Range 20, Congress Lands; also being a part of a 13.943 acre tract as conveyed to Canal Point, LLC as described in Official Record 1639 Page 315 Tract "A"; being more particularly described as follows:

Commencing at a MAG nail set at the intersection of the centerline of Howe Industrial Parkway (70' right-of-way as established in Plat Cabinet 2 Slide 127) and the centerline of Rutherford Drive (70' right-of-way as established in Plat Cabinet 2 Slide 127); thence,

Along the centerline of Rutherford Drive, **North 04° 29' 05" East for a distance of 39.17'** to a point; thence,

Along a line perpendicular to the centerline of Rutherford Drive, **North 85° 30' 55" West for a distance of 35.00'** to an iron pin set, said point being along the westerly right-of-way line of Rutherford Drive and an easterly line of said 13.943 acre tract, said point also being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along the westerly right-of-way line of Rutherford Drive and along a portion of an easterly line of said 13.943 acre tract, **South 04° 29' 05" West for a distance of 399.51'** to an iron pin set, said point being the southeasterly corner of said 13.943 acre tract, said point also being the northeasterly corner of a 14.248 acre tract, the remainder of those lands as conveyed to Village of Canal Winchester as described in Deed Book 646 Page 849; thence,

Along the southerly line of said 13.943 acre tract and the northerly line of said 14.248 acre tract, **North 85° 25' 38" West for a distance of 669.43'** to a stone found, said point being the southwest corner of said 13.943 acre tract and the northwest corner of said 14.248 acre tract, said point also being along the easterly line of a 2.355 acre tract as conveyed to Village of Canal Winchester as described in Deed Book 639 Page 273 Tract 2; thence,

Along a portion of the westerly line of said 13.943 acre tract and along a portion of the easterly line of said 2.355 acre tract, **North 04° 46' 15" East for a distance of 398.49'** to an iron pin set; thence,

Along a line through said 13.943 acre tract, said line being perpendicular to the centerline of Rutherford Drive, **South 85° 30' 55" East for a distance of 667.44'** to the point of beginning, containing 6.123 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by The Kleingers Group in September, 2018.

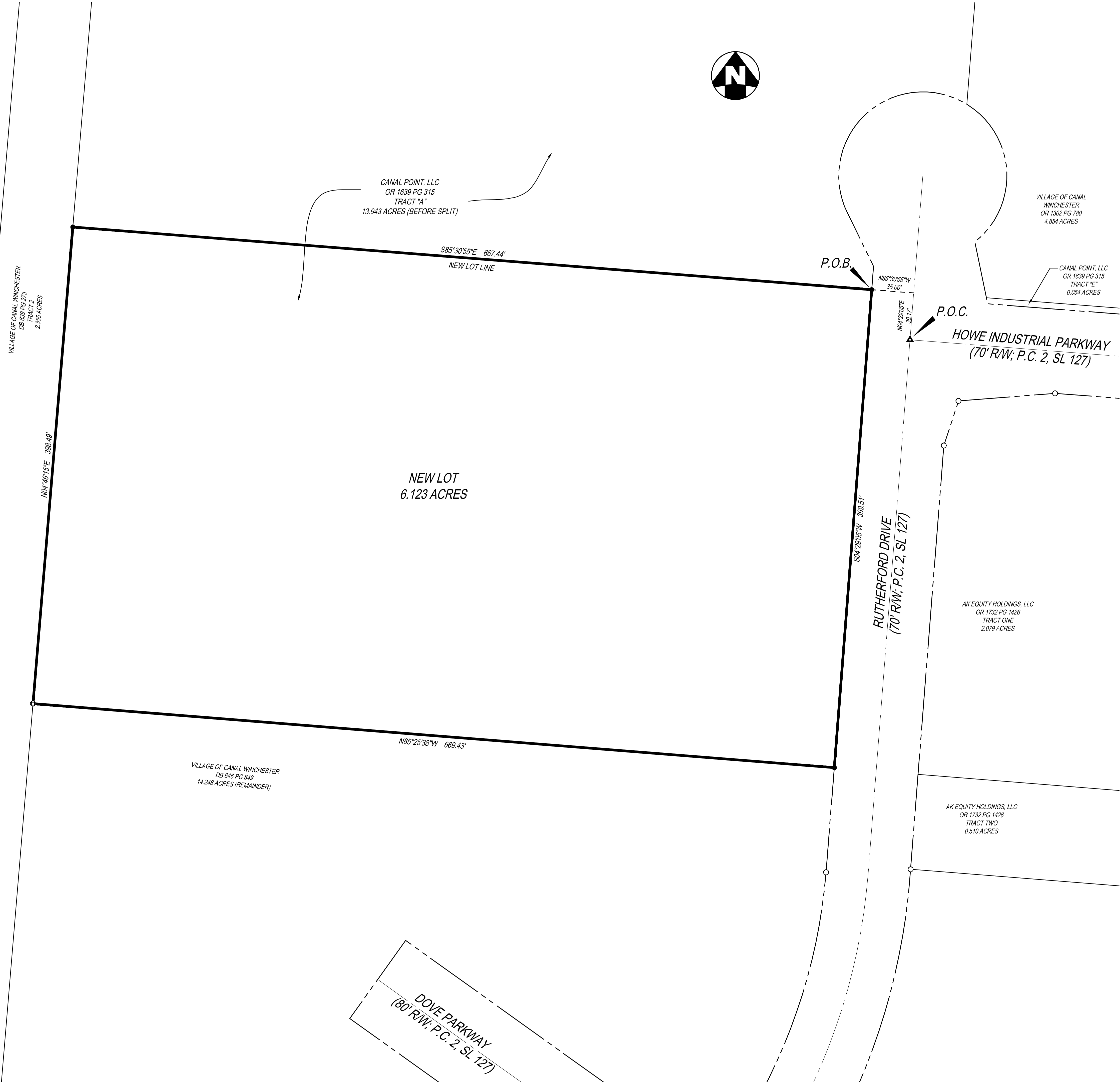
Basis of Bearings is the State Plane Coordinate System, Ohio South Zone (NAD83-2011), with a portion of the centerline of Rutherford Drive being North 04° 29' 05" East as determined by a GPS survey utilizing CORS Station "COLB".

Iron pins set are 5/8" diameter rebar, 30" in length, with plastic identifier caps stamped "THE KLEINGERS GROUP".

Subject to any easements, restrictions, covenants, ordinances, or agreements of record.

Michael L. Keller
Professional Surveyor, Ohio License No. 7978

Date



LEGEND

- 5/8" CAPPED IRON PIN SET
- 5/8" IRON PIN FOUND
- ⊙ 1" IRON PIPE FOUND
- ▲ NAIL SET
- △ NAIL FOUND
- ▲ RR SPIKE SET
- Ⓢ STONE PROPERTY CORNER FOUND

- NOTES
- 1.) OCCUPATION IN GENERAL FITS SURVEY.
 - 2.) SOURCE DOCUMENTS AS NOTED.
 - 3.) MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
 - 4.) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE (NAD83-2011), WITH A PORTION OF THE CENTERLINE OF RUTHERFORD DRIVE BEING NORTH 04° 28' 05" EAST AS DETERMINED BY A GPS SURVEY UTILIZING CORS STATION "COLB".
 - 5.) THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE KLEINGERS GROUP IN JULY, 2018.

I HEREBY CERTIFY THAT THIS PLAT IS BASED UPON A FIELD SURVEY MADE UNDER MY DIRECTION.

MICHAEL L. KELLER
OHIO PROFESSIONAL SURVEYOR NO. 7978

DATE

THE KLEINGERS GROUP

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

www.kleingers.com
350 Worthington Rd
Suite B
Westerville, OH 43082
614.882.4311

SEAL:



NO. DATE DESCRIPTION

6.123 ACRE TRACT

SE 1/4 SEC 20, TWP 15, R 20,
CONGRESS LANDS,
VIOLET TOWNSHIP,
CITY OF CANAL WINCHESTER,
FAIRFIELD COUNTY, OHIO

PROJECT NO: 180526.000

DATE: 9/11/18

SCALE: 1" = 40'



SHEET NAME:

LOT SPLIT

SHEET NO.

1 OF 1

VILLAGE OF CANAL WINCHESTER
DB 639 PG 273
TRACT 2
2.355 ACRES

STORM DRAINAGE EASEMENT
OR 1530 PG 2820
EXHIBIT B
2.254 ACRES

CANAL POINT, LLC
OR 1639 PG 315
TRACT "A"
13.943 ACRES (BEFORE SPLIT)

S85°30'55"E 667.44'

NEW LOT
6.123 ACRES
PROPOSED BUILDING
60,000 SF
FF = 782.25

FUTURE ADDITION
20,000 SF

FUTURE PARKING
34 SPACES

FUTURE PARKING
6 SPACES

FUTURE PARKING
6 SPACES

VILLAGE OF CANAL
WINCHESTER
OR 1302 PG 780
4.854 ACRES

CANAL POINT, LLC
OR 1639 PG 315
TRACT "E"
0.054 ACRES

HOWE INDUSTRIAL PARKWAY
(70' R/W; P.C. 2, SL 127)

RUTHERFORD DRIVE
(70' R/W; P.C. 2, SL 127)

AK EQUITY HOLDINGS, LLC
OR 1732 PG 1426
TRACT ONE
2.079 ACRES

AK EQUITY HOLDINGS, LLC
OR 1732 PG 1426
TRACT TWO
0.510 ACRES

PROPOSED LEGEND

- ASPHALT PAVEMENT
- CONCRETE WALK
- HEAVY DUTY CONCRETE PAVEMENT
- CATCH BASIN
- WATER VALVE

NOTES:

- CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS. IF IN CONFLICT WITH PROPOSED THEN LOWER/RELOCATE EXISTING AS NECESSARY.
- ALL RADI ARE 5' UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.

SITE DATA TABLE:

ZONING:	LIMITED MANUFACTURING (LM)		
LOT AREA:	6.123 ACRES		
PID:	0420376200		
BUILDING USES:			
OFFICE:	6,000 SF		
INDUSTRIAL	54,000 SF		
PARKING REQUIREMENTS:			
OFFICE:	1 SPACE PER 200 SF = 6,000 / 200 = 30 SPACES		
WAREHOUSE:	1 SPACE PER 1,000 SF = 54,000 / 1000 = 54 SPACES		
TOTAL SPACES REQUIRED:	84 SPACES		
TOTAL SPACES PROVIDED:	41 SPACES		
FUTURE SPACES PROVIDED:	46 SPACES		
ACCESSIBLE SPACES REQUIRED:	2 SPACES		
ACCESSIBLE SPACES PROVIDED:	2 SPACES		
LOADING SPACE REQUIREMENTS:			
CLASS A SPACE - 14' W x 55' L x 15' H			
LOADING SPACES REQUIRED:	6 SPACES		
LOADING SPACES PROVIDED:	6 SPACES		
REQUIRED SETBACKS:			
	FRONT YARD	SIDE YARD	REAR YARD
BUILDING:	50'	25'	25'
PARKING:	15'	5'	5'
BUILDING HEIGHT:			
ALLOWABLE:		40' - 0"	
OFFICE:	25' - 0"		
TOTAL LOT COVERAGE:			
ALLOWABLE:		85% (226,710 SF)	
ACTUAL:		43% (112,304 SF)	

LEGEND

- 5/8" CAPPED IRON PIN SET
- 5/8" IRON PIN FOUND
- 1" IRON PIPE FOUND
- NAIL SET
- NAIL FOUND
- RR SPIKE SET
- BENCHMARK
- UTILITY POLE
- GUY WIRE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- HVAC UNIT
- TRANSFORMER
- GROUND LIGHT
- ELECTRIC BOX
- LIGHT POLE
- UNDERGROUND TELEPHONE
- OVERHEAD TELEPHONE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- GAS MAIN
- GAS VALVE
- UNDERGROUND CABLE TV
- WATER MAIN
- UNDERGROUND TELEPHONE
- OVERHEAD TELEPHONE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- GAS MAIN
- GAS VALVE
- UNDERGROUND CABLE TV
- WATER MAIN

- FIRE HYDRANT
- WATER VALVE
- WATER METER
- IRRIGATION CONTROL VALVE
- WATER MANHOLE
- SANITARY MANHOLE
- CLEAN OUT
- SANITARY SEWER

- STORM MANHOLE
- STORM SEWER
- CATCH BASIN
- INLET
- YARD DRAIN
- DOWN SPOUT
- TRAFFIC CONTROL CABINET
- TRAFFIC SIGNAL POLE

- SIGN
- GUARD POST (PIPE BOLLARD)
- FLAG POLE
- FENCE
- HARDWOOD TREE
- CONTOUR LINES

- CONCRETE
- GRAVEL
- ASPHALT
- LANDSCAPE AREA
- BRICK / PAVER



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SURVEYING
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ARCHITECTURE


www.kleingers.com
350 Worthington Rd
Suite B
Westerville, OH 43082
614.882.4311

SEAL:

STATE OF OHIO
MASON S. MALCOM
E-81272
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION

MILL TECH
6355 RUTHERFORD DRIVE,
CANAL WINCHESTER, OHIO 43110

PROJECT NO:	180526.000
DATE:	09-14-2018
SCALE:	
	

SHEET NAME:

LOCATION PLAN

SHEET NO.

1/3